

GROVE CITY, OHIO COUNCIL MINUTES

March 04, 1991

Regular Meeting

1. The Council of the City of Grove City met in regular session on the 4th day of March, 1991 at 8:00 p.m. in the Council Chambers, City Hall, with the following members present:

Brian Buzby
Charles Cotton
Earl Nicholson
John Mountain
William Buckley

2. Mr. Buckley moved to dispense the reading of the minutes and approve as written; seconded by Mr. Mountain.

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| Mr. Buzby | Yes |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |
| Mr. Buckley | Yes |

3. Mayor Stage swore in Michael Mathews as Sergeant. Chief McKean officially changed his badge and Safety Director, Chris Fulton, gave comments on Sergeant Mathews performance and wished him the best in his new position.

4. Council recessed to committees.

5. Mr. Cotton moved that Resolutions CR-12-91, CR-13-91 and CR-14-91 be added to the agenda; seconded by Mr. Nicholson.

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| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |
| Mr. Buckley | Yes |
| Mr. Buzby | Yes |

6. Speaking to Resolution CR-8-91, a resolution to accept the final development plan for WalMart, were many Westgrove residents and Chamber members as well as two representatives for WalMart. Discussion commenced for approximately one hour and fifty minutes. A summary of speakers is attached and made apart of these minutes hereof.

7. Speaking to Resolution CR-9-91 was Mark Potterschmidt. He showed Council a drawing of the new access road with the existing curb cut removed and asked for Council's approval.

8. Speaking to Resolution CR-10-91 was Jerry Bird. Mr. Bird showed drawings of the phases of development and asked for Council's approval.

9. Speaking to Resolution CR-11-91 was Gary Barker. Mr. Barker explained that bronze coated letters would be installed on existing building and asked for Council's approval.
10. Speaking to Resolution CR-12-91 was the Owner of Memories. He showed drawings of the proposed addition stating that the addition in the back would be additional kitchen area and the addition to the side would hold partial office space and additional seating.
11. Speaking to Resolution CR-14-91 was Mr. Paul McKnight. Mr. McKnight showed the proposed addition noting that it will blend with the existing building. Mr. Nicholson asked for the Access Agreement. Mr. McKnight said that he had a notarized agreement from both parties giving joint use of driveways and has lost it. He requested that he be able to obtain another one and submit it with the plans. Council agreed.
12. Speaking to Resolution CR-13-91 was Mr. Paul McKnight. Mr. McKnight showed the proposed Office Complex, Phase 3 and 4, with the rendering and asked for Council's approval.
13. Council recessed at approximately 9:50 p.m.
14. Council reconvened at approximately 10:55 p.m. to vote on all agenda items except Resolution CR-8-91. Mr. Nicholson explained that WalMart representatives were making calls to various parts of the country in an attempt to address items brought before them tonight.
15. Resolution CR-9-91 (approve final develop. plan for access drive at Derby Square) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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| Mr. Mountain | Yes |
| Mr. Buckley | Yes |
| Mr. Buzby | Yes |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |

16. Resolution CR-10-91 (approve final develop. plan for Indian Trails, White Oak Community, Sec. 6, Buckeye Parkway & Hawthorne Parkway) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Nicholson.

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| Mr. Buckley | Yes |
| Mr. Buzby | Yes |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |

17. Resolution CR-11-91 (approve sign request in Historical Area for Town Center Travel) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Nicholson.

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| Mr. Buzby | Yes |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |
| Mr. Buckley | Yes |

18. Resolution CR-12-91 (approve final develop. plan for Memories addition) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Nicholson.

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| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |
| Mr. Buckley | Yes |
| Mr. Buzby | Yes |

19. Resolution CR-13-91 (approve final develop. plan for Prestige Office Complex) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |
| Mr. Buckley | Yes |
| Mr. Buzby | Yes |
| Mr. Cotton | Yes |

20. Resolution CR-14-91 (approve final develop. plan for Roxainne's addition) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Nicholson.

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| Mr. Mountain | Yes |
| Mr. Buckley | Yes |
| Mr. Buzby | Abstain |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |

21. Ordinance C-19-91 (amend Sec. 1135.14 entitled "Planned Unit Develop. Districts") was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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| Mr. Buckley | Yes |
| Mr. Buzby | Yes |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |

22. Ordinance C-20-91 (approve special use permit for Daddy O's) was given its first reading. Second reading and public hearing will be held on March 18, 1991.

23. Ordinance C-21-91 (approx. \$4,800 for current expenses to purchase van for DARE program) was given its first reading and since it appropriates for current expenses, Mr. Buzby moved it be approved; seconded by Mr. Nicholson.

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| Mr. Buzby | Yes |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |
| Mr. Buckley | Yes |

24. Council recesses at approximately 11:07.

25. Council reconvened at approximately 11:15 and voted on last agenda item.

26. Resolution CR-8-91 (approve final develop. plan for WalMart) was given its reading and public hearing and Mr. Cotton moved it be approved with the stipulation that the Holding Area for non-WalMart trucks be moved to the eastern-most parking spaces on the site; seconded by Mr. Nicholson.

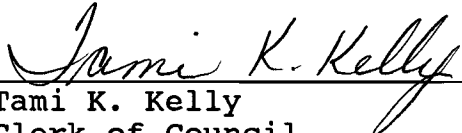
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| Mr. Nicholson | Yes |
| Mr. Mountain | Yes |
| Mr. Buckley | Yes |
| Mr. Buzby | No |
| Mr. Cotton | No |

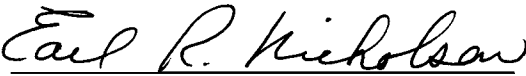
27. Mayor Stage presented his monthly report and Mr. Nicholson moved it be accepted; seconded by Mr. Mountain.

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| Mr. Mountain | Yes |
| Mr. Buckley | Yes |
| Mr. Buzby | Yes |
| Mr. Cotton | Yes |
| Mr. Nicholson | Yes |

28. After comments from the Council and Administration, a motion was made to adjourn. Motion carried.

29. Council adjourned at 11:20 p.m.


Tami K. Kelly
Clerk of Council


Earl R. Nicholson
President of Council

REGULAR MEETING OF COUNCIL
MARCH 04, 1991

SPEAKERS AND THEIR COMMENTS ON RESOLUTION CR-8-91
(FINAL DEVELOPMENT PLAN FOR WALMART)

1. Mr. Dan Henry of South & Associates, Civil Engineers for WalMart. Mr. Henry showed the development plan and explained that the facility will employ approximately 600 people working two shifts, six days per week. Employees will enter facility from Demorest Road and Trucks will enter from Southwest Boulevard. The Southwest Boulevard entrance has been aligned with Beulah Park at the Administration's request and will look very similar in regard to landscaping. There is a maintenance facility on the grounds for WalMart trucks and light maintenance (oil changes, lubes, light repairs) which will occur inside this facility. Block heaters will be installed for WalMart trucks to prevent idling of diesel trucks. Landscaping has been doubled and will consist of rows of evergreen trees backed by deciduous trees along Demorest Road. Utilities are all underground. There is a pump station and water tank at the southeast portion of the site. Lighting is directed into the site and will be shielded from residential area. All runoff is designed to be released at or below the runoff with the existing conditions.

Mr. Buzby asked what considerations were given or the reason why the facility is aligned the way it is? Mr. Henry stated that all buildings on the site interact closely with each other. As far as alignment, this is the preferred direction as far as east-west, north-south. It also allows drainage to be put at the low end of the site where it is needed. Utilities align well. It just worked out to be the best arrangement.

Mr. Buzby asked if the wetlands played a roll in the design? Mr. Henry stated that they did but not necessarily a predominant one. There are wetlands really all through the site. There is a six acre parcel of hardwood wetlands that they wish to preserve. Drainage and access-ways was also the reason.

Mr. Buzby - "There has also been discussion that the entire site sits below grade. Is that true and if so would you explain that". Mr. Henry - stated that "Yes it does" and showed on the drawings how the grading sloped downward. There is a variation of 8 1/2 to 10 feet of depth throughout the site where the grading is lower. This does not include the berm.

Mr. Buzby - asked if there were any considerations for future expansion in terms of design as it is shown? Does this design allow for better expansion in the future or is that a consideration at all? Mr Henry - stated in terms of expansion, the future building shown is necessary as well as the future parking. It allows for a large portion not to be paved by having it together, but that is the extent of consideration.

2. Mr. Kim Ogg, 3618 Juniper Street - Tried to be involved in WalMart issue from beginning. Wrote a letter of concern in November to the Mayor, but feels all his pleas have fallen on deaf ears. Asking that significant changes be made. Asking Council and Administration to look at west side of Columbus where industries back-up into residential areas. "It is not a pretty sight." Also take into consideration the effects of traffic on Demorest Road. School buses unload at Demorest and Thompson. In closing, please do not water-down this issue as others have been.
3. Mr. Vaughn Radi, 4101 Basswood Avenue - Westgrove residents are proud of their community and proud to be a part of Grove City. Unlike other area communities, we are being asked to accept . We don't Walmart on that site. We don't want to see it, hear it, or smell it. However, we are reasonable and flexible people. We would be willing to accept this facility if the shipping center, truck lane, repair center and fueling center are all located on the eastern part of the site. It is possible to do and I have spoken with the EPA and Army Corp of Engineers. Permission to build on a wooded wetlands would take approximately 90 days to obtained, the wetlands would have to be mitigated and there would be a price tag to do so. But, with all the tax abatement talk for WalMart, there must be money somewhere to do this. We want the same quality of life that Administration and Council have in their neighborhoods. We are appealing to sense of fairness and decency.
4. Mr. Bill Kreager, 4015 Thompson Ave. - Asked why a major truck terminal would be approved a little over 100 feet from a residential subdivision. Feels a lot of this goes back to misinformation given to residents in the early stages of this development (i.e. setback of 600 feet, only 240 trucks per day, 2-shift operation). What is a minimal 3rd-shift, 24-hour per day operation? Mr. Kreager requested an answer to the question - if there would some type of security fence would be around facility or if it would be open as depicted in the drawing presented? Mr. Henry said there would be a security fence around the perimeter that would probably go between the evergreen and deciduous trees. Mr. Kreager continued by stating that here we are in the final stages and things are still coming out. Requested that Council not just "rubber stamp" this issue. There are still many questions to be answered. The main question - why put all the trucking

traffic on the residential side. Lets be fair and reasonable and find a better way than this.

5. Melody Shingler, 4119 Basswood Ave. - Is opposed of a trucking facility of this magnitude being placed so close to a residential subdivision. Indicated that she also has written a letter to WalMart voicing her concerns and received a form letter that did not address any of her concerns. Feels this is a representation of how WalMart is dealing with this situation. The question being asked this evening is - can the taxpayers, voters and residents of this City trust you to keep your word to us and insist that this facility be built the way we were told it would be from the beginning?
6. Jan Cannon, 3601 Juniper St. - Believes that having a major truck facility less than 200 feet away from a residential subdivision is too close for comfort. The health, safety, and quality of life is being severely compromised if the building is built as planned. Suggested that a "mirror image" of the building shown be used, thus moving the majority of truck traffic to the east side of the site. Understands that this would affect the hardwood wetlands and if money is the issue, Westgrove residents would be happy to volunteer their time to reduce labor costs in order to implement this plan. WalMart and Council have a moral responsibility to preserve the health, safety and quality of life for Westgrove residents.
7. Steve Armstrong, 3658 Juniper St. - Situation makes him mad and sad. As stated in the newspaper, there has been a lot of talking at people. Hasn't heard anything from WalMart and the Mayor took a long time before there was anything heard from him. Feels that what was good for Parkridge should be good enough for Westgrove. Thought this was a town that wanted quality development, not something that is going to dump 800 truck per day (one truck every 72 seconds). If these trucks wake anyone in his family up at 3:00 a.m., he will be calling everyone on Council and in Administration. Feels that Administration is going out of their way to cater to outsiders when they are not taking care of their own.
8. Chuck Hensel, 3461 Redcedar Ct. - Troubled by what he saw happen after preliminary plans were drawn up. Still seeing the preliminary plans, but now they are the final plans. Recognizes the wetland problem, but feels that a better plan would be to turn the building 180 degrees. Also asked Council not to "Rubber Stamp" this. There are still many questions to be answered.
9. Richard DeStefano, 4137 Basswood - Represents Sears & KMart and travels to their distribution centers. They are never near residential areas. KMart has a distribution center on Hamilton Road that is 645,000 sq/ft and they still back trucks up on Hamilton Road. Their facility in Youngstown is very comparable to the WalMart facility. Youngstown only receives

200 - 300 trucks per day and still backs trucks up onto the road. Delivery hours will be limited and trucking will be concentrated during those hours, hence the majority of trucks will be arriving during delivery hours and not spread out over a 24-hour period. WalMart has only indicated to Administration how this facility is going to be set up and apparently that has changed and that is called "Good Faith Bargaining". Where are the WalMart people tonight to tell us what their plans truly are? Has heard much talk about the revenue that this project will bring in, however, feels in the long run he will be paying, through levy's and other taxes, for additional police and other costs.

10. Bill England, Chamber of Commerce - In favor of WalMart. The Chamber is here to enhance the City as a place to do business. Feels that this project will be good for the City. Brought up several points: 1. Initially, there were to be more apartments in the Westgrove subdivision and those were to act as a buffer for the residents. The residents had them removed, thus eliminating their buffer to an industrial site. 2. Keeps hearing 800 truck moves per day. A truck move is in and out. This results in only 400 trucks per day. 3. As far as noise, the wind goes from west to east and the majority of the noise should blow away from the subdivision. Closed by stating that he has been in Grove City for 59 years and wondered how many others are committed to staying that long.
11. Steve Bowshier, Chamber of Commerce - Was asked to speak regarding the Chamber's position on this matter. We are, more or less, a special interest group in helping the business community. Will not be addressing the issue as a resident. In October, 1991, this issue was brought before the Board and the information available at that time was reviewed and was the unanimous decision of the Board to support the WalMart project. The businesses and the business leaders see the potential development of this area, the benefits of jobs created for Grove City residents to work in their home town. Also, the projected revenue that will be generated back to the entire community, not just the Westgrove area, is a very positive impact. The overall image of having this type of facility and the other positive points previously mentioned prompted a unanimous decision by Chamber to support the WalMart project.
12. Andrea Krick, Chamber of Commerce - Remembers when there was talk about changing the Town Center and the negative action taken by residents. However, the City and Council had a plan and the changes were made. The Town Center has been a positive change without taking away that small town feeling. Point made - on a whole, people do not like change, but change is necessary to keep a community alive and thriving. Feels that the City and Council see a growth potential for the better of the community. Have to have plan for growth development and must count on the elected officials to look

out for your interests. If we have not accommodated the City officials for the Town Center, where would we be now? Very disturbed by all the negativity. Would like to see WalMart come in and bring jobs to the community so people can stay here.

13. Eric Troyer, 3405 Birch St. - Have spent hundreds of thousands of dollars to improve Broadway and now we are going to have 800 trucks running over it which will tear it up. Feels that this project is a lemon, however, there is a golden opportunity to not purchase this lemon and to change it. Lets change this plan and make it a good one for everyone involved.
14. Rick Parker, WalMart Representative - Addressed any questions from Council on the issues that they had heard. Mr Buzby - Has been hearing two arguments tonight that he would like answered. Doesn't feel that the objections are to Walmart, but are to the plan being presented. 1. Can the changes being presented be done and if not why? Mr. Parker stated that they feel they have tried very hard to present their plan as needed and are on a very tight schedule to get the facility into Grove City. It would set them back many months to make any changes. Mr. Buzby - Weren't these concerns also addressed at the Planning Commission meeting on the preliminary plan? Are you saying it is simply a matter of scheduling? Mr. Parker - it is not just scheduling, it takes a lot of coordination with utility companies, the City Engineer, etc. The wetlands is also a consideration. Mr. Buzby - Aren't you building on wetlands anyway? Mr. Parker - We are building around wetlands. We have been asked by the Corp of Engineers to monitor the wetlands for the next five years to ensure that they do not destroy them. Mr. Buzby - Apart from the scheduling, can these changes be made? This is dramatically different from what was seen in Seamour. Mr. Parker - Believes that whatever Council decides, WalMart would have to take into account tonight. We are still partners in this.
15. One last note from Mr. Henry, South and Associates - Civil engineers see things in three dimensions. It's very easy to see the building flipped on paper. They have had the facility sitting every way possible and for drainage, utility, layout and truck access reasons, this is the best possible layout for the facility. It also allows to take into account some very valuable wetlands. WalMart has never presented a plan other than this one. We have tried to accommodate as best as possible and have added additional landscaping in that respect. Mr. Buzby - I appreciate that this may be the best plan for certain civil engineering reasons, but, is this the only plan? Is it such a best plan that it is the only plan to be considered? Mr. Henry - No, this isn't the only plan. Anyone would be ridiculous to say it was the only plan. We like to think we can do anything given enough time and money. This isn't ideal. But, it works out best on a drainage,

utility and wetland viewpoint.

16. Mayor Stage asked Mr. Parker if the building could be moved, what potential of this interfering with the residents would be eliminated? Mr. Parker explained the truck traffic pattern and added that the facility won't be mature for approximately two years. The majority of non-WalMart trucks will be heading to the receiving docks which are located at the far east side of the building. A minimal third-shift would entail drop-trailers being moved and mostly receiving is done on third-shift. Mayor Stage asked if what he was saying was that not every truck would be traveling the entire distance of Demorest Road. Mr. Parker stated no, that approximately 50% will run that area and a lot of smaller trucks will run in that area to move trucks. Is really more of an area for WalMart so they can bring their tractors in and get them parked. Mayor Stage - In getting back to the original question, by flipping the building the majority of the traffic will still stay in the center of the facility. Mr. Parker - I would say that that is a very fair statement.
17. Several other similar questions were asked of Mr. Parker by residents being answered in the same manner.
18. Mayor Stage read letter from Mr. Delendorph in support of the WalMart facility.